



Hewson House, Hewson Lane, Collingham, Newark

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 OLIVER REILLY







# Hewson House, Hewson Lane, Collingham, Newark

Guide Price £450,000 - £475,000

- MARVELLOUS INDIVIDUAL HOME
- PICTURESQUE COUNTRYSIDE LOCATION
- GF SHOWER ROOM & FIRST FLOOR BATHROOM
- 41FT DETACHED GARAGE & EXTENSIVE PARKING
- AIR SOURCE HEATING & SOLAR PANELS
- FOUR DOUBLE BEDROOMS
- HIGHLY ADAPTABLE ACCOMMODATION
- SUBSTANTIAL BARN, OUTBUILDINGS & HOME OFFICE
- 0.28 OF AN ACRE PRIVATE PLOT
- A MUST VIEW! Tenure: Freehold EPC 'E'

Guide Price: £450,000 - £475,000. ONE-OF-A-KIND...! THIS IS SOMETHING SPECIAL..!

Welcome to 'Hewson House' an idyllic semi-rural retreat, pleasantly positioned within the marvellous Countryside, on the edge of the HIGHLY DESIRABLE and extremely well-served village of Collingham. Surrounded by AGELESS PANORAMIC OPEN VIEWS. Whilst remaining easily accessible onto the A46 and A1, with links into Newark, Grantham and Lincoln. Constructed in the 1900's, the property stands on an enviable 0.28 of an acre private plot, with an extensive gated driveway, mature garden, raised paved seating terrace, which captivates the Idyllic external outlook. A 41FT detached garage/ workshop and a SUBSTANTIAL attached barn, with integrated outbuildings and a further attached hobbies room/ home office. All providing power and lighting. Internally, the property remains IMMEDIATELY DECIEVING. Boasting a vast and versatile layout, set over three floors, in excess of 1,500 square ft. The accomodation comprises: Entrance porch, inviting reception hall, ground floor shower room, both with under-floor heating. A large 22FT dual-aspect living room with inset multi-fuel burner, and a SUPERB DINING KITCHEN, with separate pantry and porch. The first floor hosts THREE DOUBLE BEDROOMS and a contemporary family bathroom. The second floor boasts a HUGE multi-purpose ATTIC ROOM. The attached barn has been re-roofed, with OWNED solar panels, Velux roof lights and uPVC double glazing. Fitted within the last 5 years. Ensuring a great possibility for multi-general living and annexe potential. The property also provides AIR-SOURCE HEATING. You won't fail to be IMPRESSED by the wonderful picturesque location, enhanced by the superb scope and potential available. Both internally and externally. This charismatic, hugely welcoming and individually attractive home is a real MUST VIEW! Words fail to replicate the magnitude of opportunity available for you!... ENDLESS POSSIBILITIES AWAIT!



#### ENTRANCE PORCH:

4'8 x 4'6 (1.42m x 1.37m)

Of brick construction. Accessed via a secured wooden external front door. Providing tiled flooring, a ceiling light fitting and wooden single glazed windows to the front and side elevation. Access into the inner reception hall.

#### RECEPTION HALL:

8'1 x 8'4 (2.46m x 2.54m)

Highly inviting. Providing complimentary tiled flooring with under floor heating, carpeted stairs with an oak open-spindle balustrade, rising to the first floor. Walk-in under stairs storage cupboard. Additional low-level under stairs cupboard. recessed ceiling spotlights. Access into the ground floor shower room, dining kitchen and living room.

#### LARGE LIVING ROOM:

22'5 x 11'8 (6.83m x 3.56m)

A SUBSTANTIAL RECEPTION SPACE. Providing carpeted flooring, attractive partial exposed oak ceiling beams. Four wall mounted light fittings. Sufficient living/ dining space. The LIVING AREA provides an inset multi-fuel burner with a raised tiled hearth and oak mantle. Oak French doors open out into the garden. There is a wooden window to the front elevation.

#### CONTEMPORARY DINING KITCHEN:

15'7 x 13'6 (4.75m x 4.11m)

Of eye-catching modern design. Remaining in-keeping with the age of the property. Enjoying a vast range of fitted wall and base units with marble effect Quartz work-surfaces over. Integrated medium-height 'AEG' electric oven, with separate four-ring 'INDEST' induction hob and integrated extractor fan above. Integrated dishwasher. Individually designed 'hammered copper' inset sink with mixer tap and routed drainer. Provision for a freestanding American-style fridge freezer and plumbing for an under counter washing machine. Extensive fitted larder cupboards and sufficient space for a large dining table. Wooden window to the rear elevation. Recessed ceiling spotlights and central exposed oak ceiling beam. Access into the rear porch.

#### REAR PORCH:

5'8 x 5'1 (1.73m x 1.55m)

Providing tiled flooring, a ceiling light fitting, wooden single glazed window to the rear elevation and a wooden French doors, opening out into the garden and extensive paved seating area. Access into the pantry.

#### PANTRY:

7'1 x 2'9 (2.16m x 0.84m)

Providing sufficient storage with fitted shelving.

#### GROUND FLOOR SHOWER ROOM:

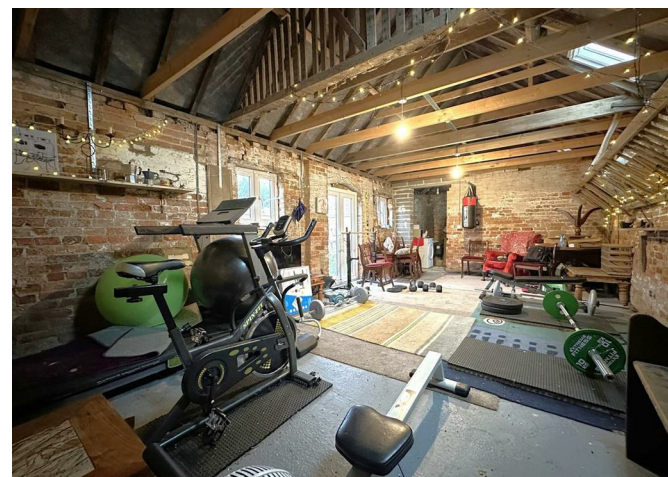
7'9 x 7'7 (2.36m x 2.31m)

Of attractive contemporary design. Providing complimentary tiled flooring with under-floor heating. A fitted shower cubicle with mains shower facility and floor to ceiling tiled splash backs. Low-level W.C, luxurious ceramic wash hand basin with shelved storage below, illuminated vanity mirror above and floor to ceiling tiled splash backs. Chrome heated towel rail. Recessed ceiling spotlights and obscure wooden window to the front elevation.

#### FIRST FLOOR LANDING:

13'10 x 8'4 (4.22m x 2.54m)

Well-proportioned. Providing carpeted flooring, an open oak spindle balustrade, recessed ceiling spotlights and a complimentary wooden window to the front elevation. Enjoying a wonderful outlook over open fields. Access into the family bathroom and three DOUBLE bedrooms. A separate oak internal door provides an additional carpeted staircase, leading to the attic (fourth) bedroom. Max measurements provided.







**MASTER BEDROOM:**

A SUPERB DOUBLE BEDROOM. Located at the rear of the property. Providing carpeted flooring, extensive fitted wardrobes, recessed ceiling spotlights and a wooden window to the rear elevation. Benefitting from a timeless outlook over open countryside. Max measurements provided.

13'8 x 13'9 (4.17m x 4.19m)

**BEDROOM TWO:**

A further DOUBLE bedroom. Providing carpeted flooring, integrated storage cupboard, recessed ceiling spotlights and a wooden window to the rear elevation, overlooking the open countryside and rear garden. Max measurements provided.

11'8 x 11'9 (3.56m x 3.58m)

**BEDROOM THREE:**

Located at the front of the property. Providing carpeted flooring, recessed ceiling spotlights and a wooden window to the front elevation. With an unspoiled outlook across open-countryside.

11'8 x 7'9 (3.56m x 2.36m)

**FIRST FLOOR BATHROOM:**

Of contemporary design. Providing a panelled bath, with mixer tap, over-head shower facility and partial walled tiled splash backs. Low-level W.C and ceramic wash hand basin with chrome mixer tap. Tiled-effect vinyl flooring. Recessed ceiling spotlights and extractor fan. Obscure wooden window to the front elevation.

8'11 x 8'1 (2.72m x 2.46m)

**ATTIC BEDROOM (4):**

A SUBSTANTIAL SPACE. Providing multi-functional use. Providing carpeted flooring, recessed ceiling spotlights. Three Velux roof lights to the rear elevation. Integrated eaves storage space and a large double-panel radiator. Attractive high-level wooden window to the side elevation. Max measurements provided.

29'1 x 11'8 (8.86m x 3.56m)

**ATTACHED OUTBUILDINGS:**

There are a variety of integrated outbuildings. Currently used for storage. All with great scope to be utilised for a variety of individual purposes.

**WORKSHOP:**

With power, lighting and sufficient storage space.

9'7 x 6'8 (2.92m x 2.03m)

**OUTBUILDING 1:**

7'10 x 5'6 (2.39m x 1.68m)

**OUTBUILDING 2:**

With Velux roof-light continued through from the barn.

8'1 x 6'9 (2.46m x 2.06m)

**OUTBUILDING 3:**

8'1 x 6'9 (2.46m x 2.06m)

**BARN:**

Superbly restored by the current owners. With a re-fitted roof, with two Velux roof lights, two uPVC double glazed window and French doors to the rear elevation. All fitted within the last 5 years. Exposed ceiling trusses. Power, lighting and access into the attached home office/ hobbies room. The barn offers excellent annex potential, with scope to be used for a variety of purposes.

22'9 x 14'5 (6.93m x 4.39m)

**Solar Panels:**

The vendors have confirmed these are owned outright and located on one side of the barn's roof. There are 18 panels in total. Providing a positive financial return per quarter.

**HOME OFFICE/ HOBBIES ROOM:**

Attached to the barn. Providing power and lighting with recessed ceiling spotlights and fitted floor coverings. Accessed via a timber stable door, with wooden window to the rear and side elevation. uPVC double glazed French doors open out into additional external space, which could be utilised for a variety of uses. Internal access into the barn.

21'1 x 11'2 (6.43m x 3.40m)

**LARGE DETACHED GARAGE:**

Highly substantial. Providing a single up/ over garage door. Located on Hewson Lane. With power, lighting and access into an integrated workshop via wooden double doors. A separate personnel door gives access into the garden. Open over-head storage and electrical RCD consumer unit. Max measurements provided.

41'6 x 19'9 (12.65m x 6.02m)

**INTEGRAL WORKSHOP SPACE:**

17'8 x 9'3 (5.38m x 2.82m)

**EXTERNALLY:**

The property enjoys an amazing 0.28 of an acre private non-estate plot. Surrounded by open-fields to the front and rear. The front aspect holds an attractive brick walled and pillared frontage, with access to the entrance porch. A paved pathway gives access to the back. The rear plot itself is highly established. Predominantly laid to lawn, with a range of mature bushes and trees. There are various raised vegetable beds, an extensive raised paved seating terrace, complimented by an idyllic outlook across open fields, with a a pantile porch attached to the property itself. There is an outside tap and various outside lights. Access into the outbuildings and home office. There property is accessed via a generous wooden double gated driveway, with a gravelled driveway, allowing ample off-street parking. There are high-level hedged front, side and rear boundaries. Ensuring maximum privacy, all year round.

**Services:**

Mains water and electricity is connected. There is also a soak-away and septic tank for drainage. The property also provides AIR SOURCE HEATING heating, installed within the last 5 years and double glazing throughout. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Tenure: Freehold. Sold with vacant possession.**

**Total Approximate Size: 2,460 Square Ft.**

This includes the house, attached outbuildings, barn and home office.  
 -The total square footage for the house alone is approximately 1,569 square ft.  
 -The total square footage for the large detached garage is approximately 816 square ft.  
 Measurements are approximate and for guidance only.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'C'**

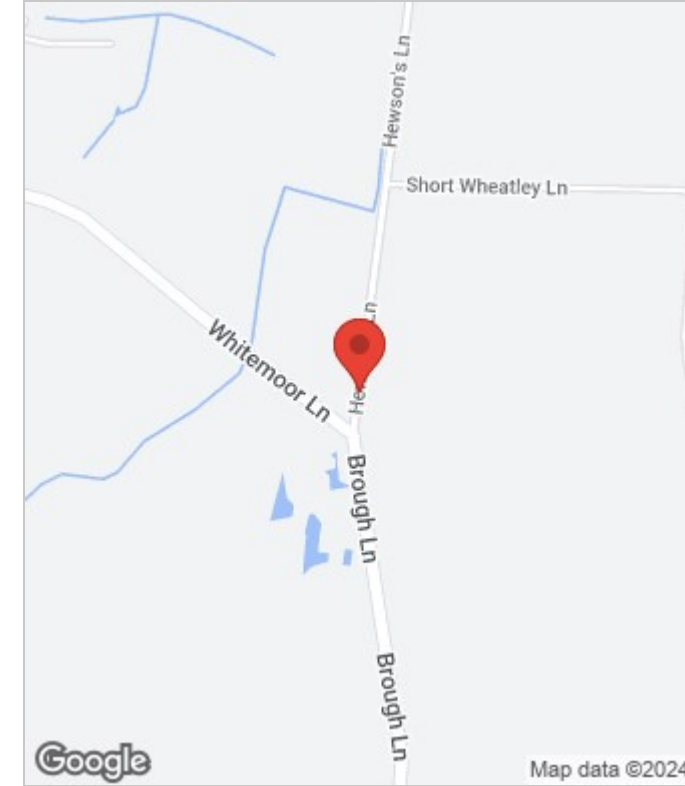
**EPC: Energy Performance Rating: 'E'**











### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>51</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

